

## Draft PLANNING BOARD RESOLUTION

RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, APPROVE ZONING TEXT AND ZONING MAP AMENDMENTS FOR THE NORTH PARK STREET PLANNING AREA, AND APPROVE ASSOCIATED ZONING ORDINANCE, DESIGN MANUAL, AND GENERAL PLAN AMENDMENTS.

WHEREAS, the City of Alameda completed a Gateway Strategic Plan in 2008 for the North Park Street planning area in preparation and in response to the changing economic conditions in the North Park Street area; and

WHEREAS, due to the changing economic conditions, the historic use of the area as Alameda's "auto row" has declined and a number of properties in the area are underutilized or vacant; and

WHEREAS, the City of Alameda prepared an environmental impact report, comprehensive rezoning, comprehensive design manual and associated zoning ordinance and general plan amendments to implement the Gateway Plan recommendations for the area, respond to changing economic conditions, and establish a coordinated set of zoning and design regulations and standards to shape future development in the area; and

WHEREAS, the Planning Board held numerous public hearings on the draft proposals beginning in November 2010; and

WHEREAS, on January 15, 2013, the Planning Board held a public hearing to review the final recommended changes to the zoning code, general plan and zoning map; and

WHEREAS, the Planning Board has reviewed the Final Environmental Impact Report and has determined that the documents adequately analyze the potential environmental impacts of the proposed regulatory changes; and

WHEREAS, the Planning Board has reviewed the proposed General Plan amendment to delete Policy 2.5.i. and finds:

1. **The proposed General Plan text amendment to delete the one policy is consistent with the policies and intent of the General Plan.** The proposed amendment to delete the policy regarding height limits on Park and Webster Street acknowledges that Park and Webster Street need to be considered separately and that a "one size fits all" approach to height limits is not the appropriate policy for implementing the other General Plan policies for the enhancement, maintenance, and preservation of the unique commercial character of both Park Street and Webster Street. The amendment will also ensure consistency between the City General Plan and Municipal Code.

2. **The proposed General Plan text amendment will have acceptable effects on the general welfare of the community** The proposed amendment will facilitate the City's ability to modify height limits as necessary through public hearings and zoning text amendments to reflect ever changing community priorities and economic conditions.
3. **The proposed General Plan text and diagram amendments are in the public interest.** Maintaining consistency between the General Plan and the Zoning Code within the Municipal Code ensures that the City of Alameda General Plan and the Municipal Code provide a consistent and clear regulatory framework for public decision making.

WHEREAS, the Planning Board has reviewed the proposed North park Street Zoning District Text and Map Amendments and finds:

1. **The amendments maintain the integrity of the General Plan.** The proposed zoning text amendments are necessary to ensure consistency between the General Plan and the Alameda Municipal Code. The proposed zoning amendments achieve General Plan policies and objectives for the redevelopment of the Park Street commercial corridor as well as General Plan policies for the maintenance and enhancement of industrial and manufacturing areas and the maintenance and enhancement of residential neighborhoods.
2. **The amendments will support the general welfare of the community.** The proposed zoning text amendments will support the general welfare of the community by establishing clear standards for a new development within the planning area that is consistent with community priorities for the area.
3. **The amendments are equitable.** The proposed zoning amendment is equitable in that it establishes appropriate processes and procedures for the review of future development proposals and ensures strong design and a range of potential uses for different sub districts within the planning area.

THEREFORE BE IT RESOLVED that the Planning Board of the City of Alameda recommends that the City Council certify the final environmental impact report, Approve Zoning Text and Zoning map amendments for the North Park Street Planning Area, and approve associated Zoning Ordinance, Design Manual, and General Plan amendments.